



Wylie Planning and Zoning Commission

Minutes
Wylie Planning & Zoning Commission
Tuesday March 20, 2018 – 6:00 pm
Wylie Municipal Complex – Council Chambers
300 Country Club Road, Building 100

CALL TO ORDER

The Planning and Zoning Commission was called to order at 6:00 p.m. A quorum was present. Commissioners present were: Chair Ron Smith, Vice Chair Randy Owens, Commissioner Brad Emerson, Commissioner Roger Myers, Commissioner Mike McCrossin, and Commissioner Bryan Rogers. Commissioner Jade Duan was absent.

Staff present was Renae' Ollie, Development Services Director, Jasen Haskins, Sr. Planner, Kevin Molina, Planner, Tim Porter, City Engineer and Mary Bradley, Administrative Assistant.

INVOCATION & PLEDGE OF ALLEGIANCE

Commissioner Rogers gave the Invocation. Commissioner McCrossin led the Pledge of Allegiance.

CITIZENS COMMENTS

Chair Smith opened the Citizens Participation. With no one approaching the Commissioners, Chair Smith closed the Citizen Participation.

CONSENT ITEMS

Consider and act upon approval of the Minutes from the March 6, 2018, Regular Meeting.

Board Action

A motion was made by Vice Chair Owens and seconded by Commissioner McCrossin to approve the minutes for March 6, 2018, as submitted. Motion carried 6 – 0.

REGULAR AGENDA

Public Hearing

Zoning Case 2018-02

Item Tabled on February 20, 2018

Motion was made by Vice Chair Owens, and seconded by Commissioner Myers to remove the time from the table. Motion carried 6 – 0.

Hold a Public Hearing to consider, and act upon, a recommendation to the City Council regarding a change of zoning from Agricultural – 30 District (AG-30) to Planned Development for Commercial and Industrial uses (PD-CC-LI) on approximately 8 acres, located at 1900 N SH 78. **ZC2018-02 (Tabled at February 20, 2018 Meeting)**

Staff Presentation

The applicant is requesting a Planned Development to allow for retail and commercial/light industrial uses. The plan also includes relocating existing non-conforming buildings onto the site.

Ms. Ollie stated that staff is recommending denial for several reasons: the proposed concrete is 3,000 psi and the City Engineer requires 3,600 psi; the proposed is requesting permeable recyclable plastic for access road, which does not conform to the Zoning Ordinance; proposes vehicle repair, maintenance and storage for heavy trucks allowed by right, the requirement is a Specific Use Permit in the Zoning Ordinance; and Architectural requirements for retail and industrial building does not specify a breakdown of percent of material proposed.

Board Discussion

Commissioners questioned the applicant why he was not meeting the Zoning Ordinance requirements. Mr. Alex Herrera, Serene Global, 8115 Central Expressway, Suite 440, Richardson, Texas, applicant, stated that the intention is to propose alternative material within the development that is not approved by the City Engineer.

Commissioners were all in consensus that the proposed request was immature and includes a number of violations to the Zoning Ordinance and recommended that the applicant bring it back when the proposal meets all the requirements of the Zoning Ordinance and requirements from the City Engineer.

Public Comments

With no one approaching the Commissioners, Chair Smith closed the Public Hearing.

Board Action

A motion was made by Commissioner Emerson and seconded by Commissioner Rogers, to recommend denial due to documentation is immature and does not meet Zoning Ordinance or City Engineer requirements. Property located at 1900 N SH 78. **ZC2018-02**. Motion carried 6 – 0.

Zoning Case 2018-04

Item Tabled on February 20, 2018

A motion was made by Vice Chair Owens and seconded by Commissioner McCrossin to remove ZC 2018-04 from the table. Motion carried 6 – 0.

Hold a Public Hearing to consider, and act upon, a recommendation to the City Council regarding a change of zoning from Agricultural – 30 District (AG-30) to Business Government (BG) for College or University uses on approximately 54 acres, generally located at Brown Street, and west of Country Club Road. **ZC2018-04 (Tabled at February 20, 2018 Meeting)**

Staff Presentation

Ms. Ollie stated that the subject property is for Collin College. The subject property includes five separate tracts for a total of 53.0936 acres. The subject property is zoned as Agricultural -30 District. The applicant is requesting rezoning to Business Government.

In 2016 the City of Wylie conveyed approximately 43 acres to the Collin College, at which time was zoned Business Government.

No design layout was submitted, but once the zoning is in place, a site plan and plat will be submitted.

Twenty-Four notifications were mailed to surrounding property owners. No comment forms were returned in favor or in opposition.

Public Comments

With no one approaching the Commissioners, Chair Smith closed the Public Hearing.

Board Action

With no questions for the applicant, a motion was made by Commissioner Myers, and seconded by Commissioner Rogers, to recommend approval to the City Council regarding a change of zoning from Agricultural – 30 District (AG-30) to Business Government (BG) for College or University uses on approximately 54 acres, generally located at Brown Street, and west of Country Club Road. **ZC2018-04**. Motion carried 6 – 0.

Item 3 – ZC 2018-03

Tabled from March 6, 2018

A motion was made by Commissioner Rogers, and seconded by Commissioner Myers remove ZC 2018-03 from the table. Motion carried 6 – 0

Hold a Public Hearing and consider, and act upon, a recommendation to the City Council amending Planned Development 2011-29 to allow for self-storage as a permitted use on 3.19 acres being Lot 3 and part of Lot 4, Block A of Woodbridge Center Phase II, generally

located south of the intersection of FM 544 and Woodbridge Parkway. (721 & 731 Woodbridge Parkway). ZC 2018-03 (Tabled at March 6, 2018 Meeting)

Staff Presentation

Mr. Molina stated that the applicant is requesting to amend the current Planned Development to allow for self-storage as a permitted use. The property is located north of existing Movie Theater along Woodbridge Parkway on approximately 3.19 acres.

The applicant is requesting the development to be approved in two phases. Phase 1, labeled lot 3, and includes development of 194,650 gross square feet of self-storage towards the rear of the subject property. Phase 2, labeled lot 4, and includes development of a commercial retail space on the frontage of Woodbridge Parkway.

The applicant is requesting that the planned development serve as the site plan for the self-storage. The site plan for the construction of commercial retail space will be submitted at a later date.

The construction of the self-storage proposes one three-story building, and three single story self-storage buildings. The elevations provide architectural articulation with offsets that resemble retail storefronts. In addition, the applicant proposes a retaining wall along the north side property line adjacent to the Woodbridge Center Phase 1.

Staff's recommendation is that the amendment to the planned development be approved as presented on the condition that the retail portion of the site be built concurrently with the self-storage development.

Notification responses were mailed to eleven property owners within 200 feet. One response was received opposing the request.

Board Discussion

Mr. Robert Baldwin, 3904 Elm Street Suite B, Dallas, representative for the applicant, stated that the property is a long narrow lot that does not lend itself for commercial uses. The proposed three-story self-storage buildings will be as tall as Kroger's. Self-Storage facilities will not create congestion for traffic, or a lot of noise. The facility will screen the loading docks from Kroger's.

The reason for the development for commercial retail uses to be at a later date, is because no use is proposed at this time and the funding for the development is not available.

The property labeled as Lot 5 is proposed a 43 parking spaces, which can be used either for future development of commercial/retail uses or the movie theater if they need it.

Mr. Luis Castellamai, 2809 Daniel Avenue, Dallas, applicant for the subject property, stated that the self-storage facility is a higher end, and will be less visible once the retail site is developed. It will be climate controlled with two entrances. A cart will be used to take the items to the individual storage units, once accessed inside the building.

The Commissioners expressed concerned of the maintenance of the property, with no estimate timeframe for the development for the commercial/retail use in the front along Woodbridge Parkway. The Commissioners encouraged the applicant to have both Lot 4 and Lot 5 fully landscaped with trees and maintained.

Public Comments

With no one approaching the Commissioners, Chair Smith closed the Public Hearing.

Board Action

A motion was made by Vice Chair Owens, and seconded by Commissioner Rogers, to recommend approval to the City Council amending Planned Development 2011-29 with stipulation that undeveloped tract of land on the east end be fully maintained and landscaped, to allow for self-storage as a permitted use on 3.19 acres being Lot 3 and part of Lot 4, Block A of Woodbridge Center Phase II. Property generally located south of the intersection of FM 544 and Woodbridge Parkway. (721 & 731 Woodbridge Parkway). **ZC 2018-03**. Motion carried 5 -1, with Commissioner Myers in opposition.

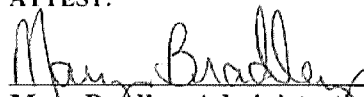
Chair Smith reminded the Commissioners of the next meeting on April 3, 2018.

ADJOURNMENT

A motion was made by Commissioner Rogers, and seconded by Commissioner McCrossin to adjourn the meeting at 7:01PM. All Commissioners were in consensus.


Ron Smith, Chair

ATTEST:


Mary Bradley, Administrative Assistant